

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

October 3, 2006
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Juretta Marshall – District 2	Dr. Morris A. Stribling – District 8
Don Gadberry – District 3	Susan Wright – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4 Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and all other items for consideration on agenda for October 3, 2006, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report
6. Approval September 5, 2006 and September 19, 2006 Minutes.
7. **ZONING CASE NUMBER Z2006239:** The request of Kaufman and Associates, Inc., Applicant, for Eldon Roalson, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-321 P-2" General Commercial Edwards Recharge Zone District on 20.164 acres out of NCB 14867, Southwest corner of Hausman and Loop 1604. (Council District 8)
8. **ZONING CASE NUMBER Z2006251:** The request of Civil Engineering Consultants, Applicant, for Reitmeyer Investments, Owner(s), for a change in zoning from "R-6" ERZD Single-Family Residential Edwards Recharge Zone District to "P-321 RM-4" Residential Mixed Unit Development Single-Family Residential Edwards Recharge Zone District on Block P-24, NCB 16334, 19500 Block of Blanco Road. (Council District 9)
9. **ZONING CASE NUMBER Z2006253:** The request of Elaine Ballard, Applicant, for Elaine Ballard, Owner(s), for a change in zoning from "RM-4" ERZD Office Edwards Recharge Zone District to "RM-4" ERZD Residential Mixed Edwards Recharge Zone District on P-32, P-32A and P-33C, NCB 15841, 13105 Babcock Road. (Council District 8)

- Postponed
10. **ZONING CASE NUMBER Z2006261 S:** The request of Fernando Landin, Applicant, for Fernando Landin, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” S General Commercial District with Specific Use Permit for a Contractor's Facility on 1.099 acres out of NCB 18163, 9700 Braun Road. (Council District 7)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
 11. **ZONING CASE NUMBER Z2006222 CD:** The request of HTG Real Property Management, Inc., Applicant, for HTG Real Property Management, Inc., Owner(s), for a change in zoning from “I-2” Heavy Industrial District to “R-4” (CD - Maximum of 12 dwelling units per acre) Residential Single-Family Conditional District on Lot 30, Block D, NCB 1161, 409 Coleman Street. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
 12. **ZONING CASE NUMBER Z2006223 CD:** The request of HTG Real Property Management, Inc., Applicant, for HTG Real Property Management, Inc., Owner(s), for a change in zoning from “R-4” “EP-1” Residential Single-Family Event Parking Overlay District 1 to “R-4” “EP-1” (CD - Maximum of 13 dwelling units per acre) Residential Single-Family Conditional Event Parking Overlay District 1 on Lot 2, Block 7, NCB 9548, 2275 Hays Street. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
 13. **ZONING CASE NUMBER Z2006236 CD:** The request of Brown, P. C., Applicant, for Scott Southwell, Owner(s), for a change in zoning from “R-20” Residential Single Family District to “RM-4” (CD - 25 units per acre) Residential Mixed District with a Conditional Use for 25 units per acre on Lots 5 through 9, Block 5, NCB 14705, 10256 and 10380 Southwell Road. (Council District 8)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
 14. **ZONING CASE NUMBER Z2006237 CD:** The request of Brown, P. C., Applicant, for Dick L. Winters, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “RM-4” (CD - 25 units per acre) Residential Mixed District with a Conditional Use for 25 units per acre on Lot 4, Block 5, NCB 14705, 10566 and 10690 Southwell Road. (Council District 8)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
 15. **ZONING CASE NUMBER Z2006218 S:** The request of David and Shirley Gafford, Applicant, for David and Shirley Gafford, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” S Commercial District with Specific Use Permit for a Self Service Car Wash on Lot A, Block 5, NCB 13025, 7132 Fairlawn. (Council District 3)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

16. **ZONING CASE NUMBER Z2006256:** The request of Sandor Development Company, Applicant, for Anant Utturkar, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-3” General Commercial District on Lots P-9 and P-20E, NCB 17948, 8500 Block of Bristlecone Street. (Council District 7)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2006257:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Lydia Allegría, Owner(s), for a change in zoning to designate historic significance on Lot 8, A7 Block 8, NCB 846, 707 East Quincy. (Council District 1)
18. **ZONING CASE NUMBER Z2006259:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Hawk Ventures Inc., DBA Hawk Development Inc., Owner(s), for a change in zoning to designate historic significance on Lots P-42A and P-42B, NCB 14618, 6160 Eckhert Road. (Council District 7)
19. **ZONING CASE NUMBER Z2006265:** The request of Bo Broll Homes, LLP, Applicant, for Bo Broll Homes, LLP, Owner(s), for a change in zoning from “MF-33” Multi Family District to PUD “MF-33” Multi Family Planned Unit Development District on Lot 20, Block 14, NCB 11980, 0 Howard Street. (Council District 1)
20. **ZONING CASE NUMBER Z2006206 S:** The request of Mission Park Cemetery-North, Applicant, for MPIO Inc., Owner(s), for a change in zoning from “R-6” “GC-1” Residential Single-Family Gateway Corridor District 1 and “R-6” Residential Single-Family District to “R-6” “GC-1” S Residential Single-Family Gateway Corridor District 1 and “R-6” Residential Single-Family District with Specific Use Permit for a Cemetery on Lot 1, P-37 and P-37A, NCB 16385, 20900 IH 10 West. (Council District 8)
21. **ZONING CASE NUMBER Z2006250 CD:** The request of Lorenzo Morales, Applicant, for Lorenzo Morales, Owner(s), for a change in zoning from “R-4” Residential Single Family District to “RM-4” (CD-Residential Mixed District with Conditional Use for 22 units per acre) on Lot 8, Block 48, NCB 3647, 3203 Morales. (Council District 5)
22. **ZONING CASE NUMBER Z2006245 CD:** The request of Patrice Villastrigo, Applicant, for Patrice Villastrigo, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “RE” (CD- Museum) Residential Estate District with Conditional Use for a Museum on Parcel 107, NCB 11637, 8910 Callaghan Road. (Council District 8)
23. **ZONING CASE NUMBER Z2006262 CD:** The request of Brown, P.C., Applicant, for Cypress No. 1, LP, Owner(s), for a change in zoning from “R-6” “GC-1” Residential Single Family Gateway Corridor Overlay District-1 and “R-20” “GC-1” Residential Single Family Gateway Corridor Overlay District-1 to “C-3” “GC-1” (CD-Outside Storage) General Commercial Gateway Corridor Overlay District-1 with a Conditional Use for Outside Storage on 4.7610 acres out of NCB 35733 and 8.8920 acres out of NCB 18336, 21105 I-10 West and 6875 Heuermann Road. (Council District 8)
24. **ZONING CASE NUMBER Z2006252:** The request of Escalon Crossing Partners LP, Applicant, for Escalon Crossing Partners LP, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “O-1” Office District on 0.40 acres out of Block 6, NCB 9306, 200 Block of Escalon Avenue. (Council District 4)

25. **ZONING CASE NUMBER Z2006258:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Spectrum Lending, APT JV Ltd., Owner(s), for a change in zoning to designate historic significance on 1.663 acres out of NCB 15656, 9396 Huebner Road. (Council District 8)
26. **ZONING CASE NUMBER Z2006255:** The request of Brown, P. C., Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to PUD”R-6” Planned Unit Development Residential Single-Family District on 41.66 acres out of NCB 17673, Hunt Lane. (Council District 6)
27. **ZONING CASE NUMBER Z2006260:** The request of Jose Lopez, Applicant, for Janina Lopez, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” (CD- Contractor's Facility) Commercial District with Conditional Use for a Contractor's Facility on Lot 28, Block 1, NCB 17637, 10415 Mountain View. (Council District 6)
28. **ZONING CASE NUMBER Z2006264 S:** The request of San Antonio Medical Foundation, Applicant, for San Antonio Medical Foundation, Owner(s), for a change in zoning from “O-2” Office District and “C-1” S Light Commercial District with a Specific Use Permit for a Hospital to “C-2NA” S Commercial Nonalcoholic Sales District with Specific Use Permit for a Hospital on 8.507 acres out of Lot 3, Block 1, NCB 17102, 8535 Tom Slick. (Council District 8)
29. **ZONING CASE NUMBER Z2006263 CD:** The request of Barbara J. Kothman, Applicant, for Barbara J. Kothman, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-2” (CD - Nightclub) Commercial District with a Conditional Use for a Nightclub on Lots 703 and 704, NCB 9484, 3100 Pleasanton Road. (Council District 4)
30. **3:30 PM (Maybe heard after this time)** Presentation and Consideration of proposed amendments to the Unified Development Code regarding height limits for ornamental-iron, residential front yard fences.
31. **4:00 PM (Maybe heard after this time)** Public Hearing to review the proposed 2006 amendments to the UDC and to receive public input concerning the adoption of the 2006 Annual UDC Update Program for the Unified Development Code
32. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
33. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2006206 S

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 8

Ferguson Map: 480 B6

Applicant Name:

Mission Park Cemetery-North

Owner Name:

MPH Inc.

Zoning Request: From "R-6" "GC-1" Residential Single-Family Gateway Corridor District 1 and "R-6" Residential Single-Family District to "R-6" "GC-1" S Residential Single-Family Gateway Corridor District 1 and "R-6" Residential Single-Family District with Specific Use Permit for a Cemetery.

Property Location: Lot 1, Parcel 37 and Parcel 37A, NCB 16385

20900 IH 10 West

Northeast side of IH 10 West

Proposal: Cemetery

Neigh. Assoc. The Dominion HOA, Inc.(within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

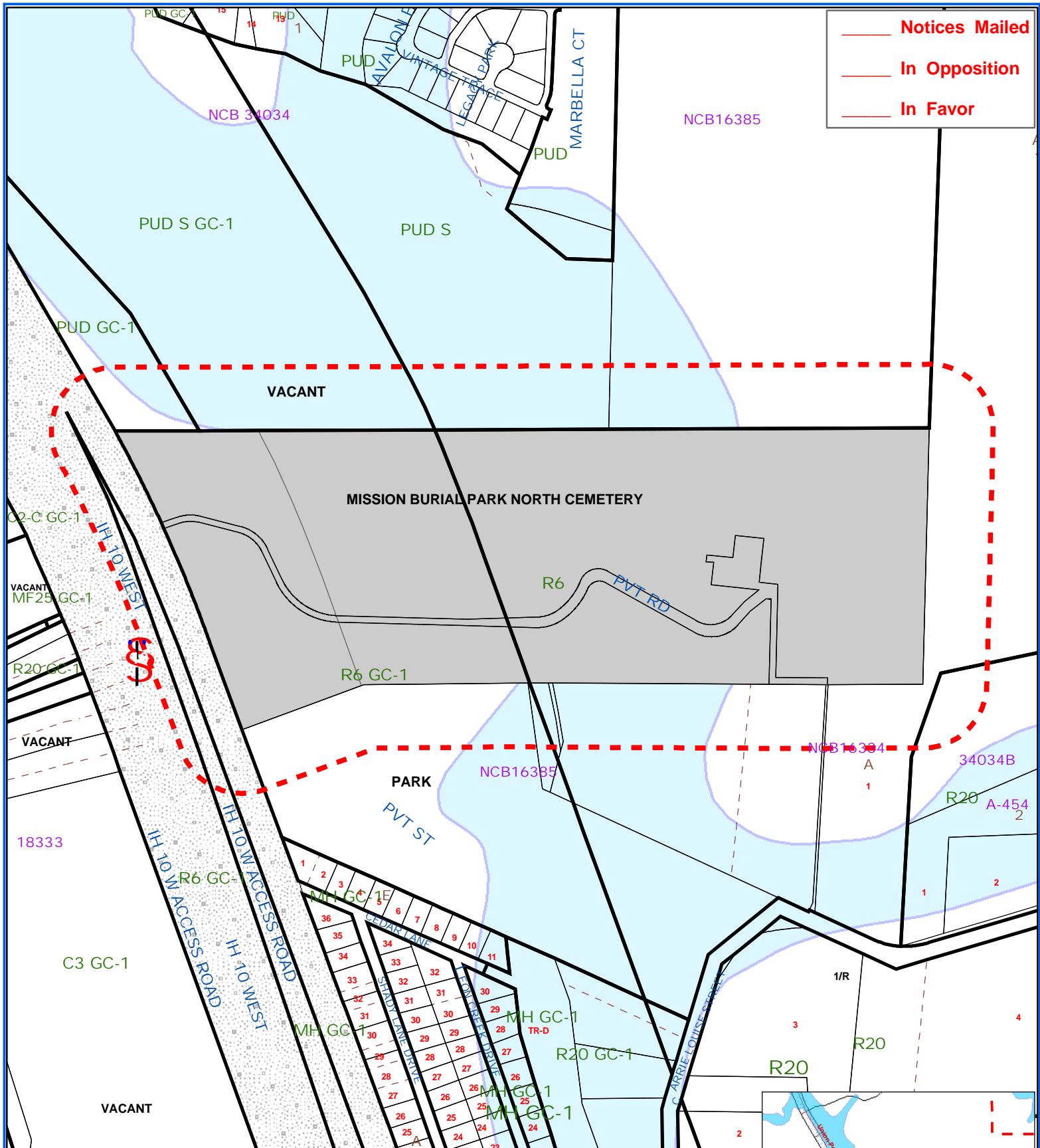
Applicant wants to rezone property to allow a Funeral Home on the existing cemetery (Mission Burial Park North). The existing use of the subject property, an cemetery, has been in place for more than 45 years and the applicant is seeking to expand the services associated with a cemetery. Since the current zoning does not allow this services, the applicant is requesting a rezone to a Specific Use Permit for a Cemetery, which will both bring the existing use into conformity and allow a Funeral Home.

Specific Use Permit are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses that are enumerated as specific use authorizations in a zoning district, as set forth in the use matrix (§ 35-311), shall be authorized by the city council.

The Mission Burial Park North Cemetery was dedicated for cemetery purposes with the county clerk in 1952.

The subject property was annexed into the City of San Antonio in December of 1987. The "R-1" Residential Single-Family District converted to the "R-6" Residential Single-Family District following the 2001 adoption of the Unified Development Code.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2006-206 S**

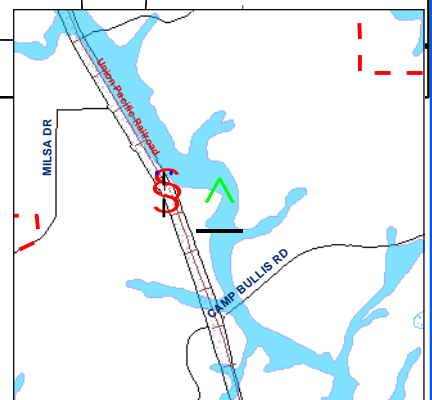
City Council District No. 8
 Requested Zoning Change
 From "R-6 GC-1" and "R-6"
 To "R-6 GC-1"S and "R-6"S
 Date: October 3, 2006
 Scale: 1" = 400'

Subject Property

200' Notification

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Oct_3_2006



CASE NO: Z2006218 S

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 3

Ferguson Map: 652 B6

Applicant Name:

David and Shirley Gafford

Owner Name:

David and Shirley Gafford

Zoning Request: From "C-2" Commercial District to "C-2" S Commercial District with Specific Use Permit for a Self Service Car Wash.

Property Location: Lot A, Block 5, NCB 13025

7132 Fairlawn

Fairlawn Drive, between Southeast Military Drive and Devon Avenue

Proposal: To operate a Self Service Car Wash

Neigh. Assoc. Highland Hills Neighborhood Association

Neigh. Plan Highland Hills Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

The Highlands Community Plan calls for a community commercial land use designation for the subject property. This designation allows many C-3 uses, including carwashes.

Denial

The subject property is currently undeveloped. R-4 single family residential zoning exists to the north and east of the subject property, while C-2 and C-3 commercial zoning exists to the south and west of the subject property.

Currently, a self-service carwash exists to the south of the subject property. This existing carwash (lot 39), contingent on this zoning case, would be replaced with a new carwash which will encompass lots 39 and TR-A of Block 5, NCB 13025, per attached site plan. This portion of Fairlawn Drive exists as a commercially zoned area surrounded by residential zoning to the north and east.

This rezoning request, for C-2 S Commercial zoning with a specific use permit for a self service carwash would not be compatible with the surrounding area. Originally, conditions for the car wash were considered in order to allow the requested C-3 commercial use adjacent to a residential neighborhood. These conditions include lighting provisions to require down lighting on the subject property, hours of operation to ensure compatibility with the surrounding neighborhood, and buffer requirements to provide a reasonable transition between commercial and residential zoned properties. Despite consideration of these conditions, staff recommends denial of this rezoning request.

CASE MANAGER : David Clear 207-3074



ZONING CASE: **Z2006-218**

City Council District No. 3
Requested Zoning Change

From "C-2"

To "C-2 S"

Date: October 3, 2006

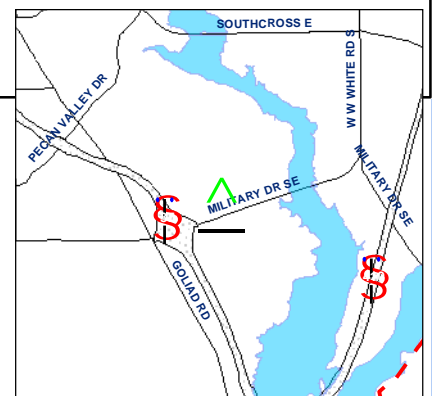
Scale: 1" = 200'

Subject Property

200' Notification



City of Columbus
Sept 5, 2006



CASE NO: Z2006222 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006
Council District: 2
Ferguson Map: 617 E2
Applicant Name: HTG Real Property Management, Inc.
Owner Name: HTG Real Property Management, Inc.

Continuance from September 5, 2006 Zoning Commission hearing.

Zoning Request: From "I-2" Heavy Industrial District to "R-4" (CD - Maximum of 12 dwelling units per acre) Residential Single-Family Conditional District.

Property Location: Lot 30, Block D, NCB 1161
409 Coleman Street
East of the intersection of North Walters Street and Coleman Street

Proposal: To build a duplex
Neigh. Assoc. Government Hill Alliance

Neigh. Plan Government Hill Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent.

The Government Hill Neighborhood Plan calls for Medium-density Residential at this location.

Approval.

The subject property currently undeveloped and located on Coleman Street, a local residential street. There is I-2 zoning to the north, south, east and west. The surrounding land uses consist of single-family residential to the east, west and south. There is currently a tour bus company to the north.

The applicant has applied for R-4 CD with a maximum density of 13 units per acre in order to build a duplex. The request of R-4 CD is due to the size of the lot. The 2001 Unified Development Code density standards require at least 7,920 square feet in order to construct a duplex. The subject property is currently 7,600 square feet. The conditional zoning request of 13 units per acre would allow a duplex on the subject property.

Staff finds the zoning request to be consistent with the current development pattern on Coleman Street. The conditional request for additional density is being sought since the property is substandard by 320 square feet. This amounts to a minor request for additional density through conditional zoning.

Being that this is a conditional zoning request, should the duplex cease operation for 12 consecutive months, the base zoning would revert to the R-4 Residential Single-Family.

CASE NO: Z2006222 CD

Final Staff Recommendation - Zoning Commission

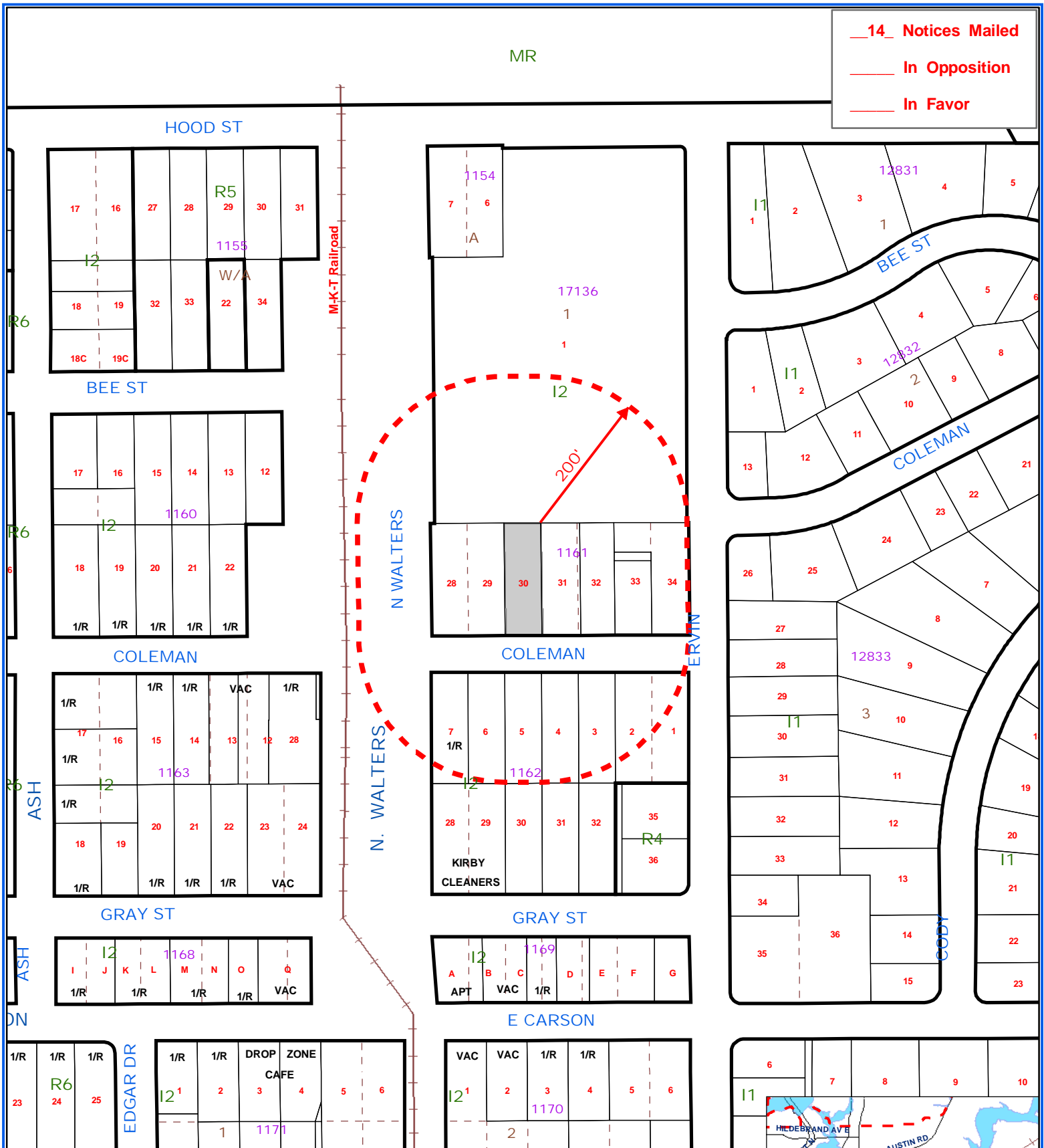
The subject property was zoned L under the provisions of the 1938 zoning code. It was subsequently converted to I-2 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389

__14__ Notices Mailed

_____ In Opposition

_____ In Favor



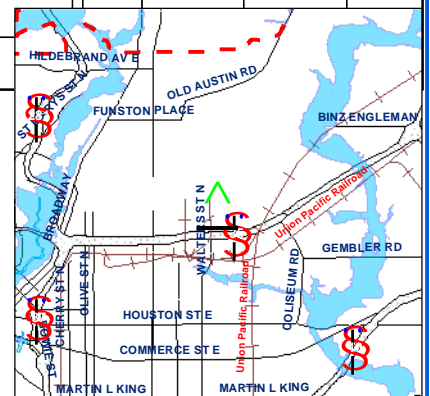
ZONING CASE: **Z2006-222 CD**

City Council District No. 2
Requested Zoning Change
From "I-2"
To "R-4" CD
Date: October 3, 2006
Scale: 1" = 200'

Subject Property

200' Notification

C-Aug_1_2006



CASE NO: Z2006223 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Zoning Commission continuance from September 5 and September 19, 2006.

Council District: 2

Ferguson Map: 617 E4

Applicant Name:

Owner Name:

HTG Real Property Management, Inc.

HTG Real Property Management, Inc.

Zoning Request: From "R-4" EP-1 Residential Single-Family Event Parking Overlay District 1 to "R-4" EP-1 (CD - Maximum of 13 dwelling units per acre) Residential Single-Family Conditional Event Parking Overlay District 1.

Property Location: Lot 2, Block 7, NCB 9548

2275 Hays Street

Adjacent to the intersection of Hays Street and Onslow Street

Proposal: To bring a non-conforming use into compliance with current development standards

Neigh. Assoc. Harvard Place - Eastlawn Neighborhood Association

Neigh. Plan Arena District/ East Side Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent.

The Arena District/ East Side Community Plan calls for Medium Density Residential at this location.

Approval

The subject property currently contains a 2,087 square foot residence and is located on Hays Street, a local residential street. There is R-4 zoning to the north, south, east and west. The surrounding land uses consist of single-family residences to the north, south east and west.

The applicant has applied for R-4 CD with a maximum density of 13 units per acre in order to allow the existing residence to be utilized as a duplex. The request of R-4 CD is due to the size of the lot. The 2001 Unified Development Code density standards require at least 7,920 square feet in order to construct a duplex. The subject property is currently 7,400 square feet. The conditional zoning request of 13 units per acre would allow a duplex on the subject property.

Staff finds the zoning request to be consistent with the current development pattern on Coleman Street. The conditional request for additional density is being sought since the property is substandard by 520 square feet. This amounts to a minor request for additional density through conditional zoning.

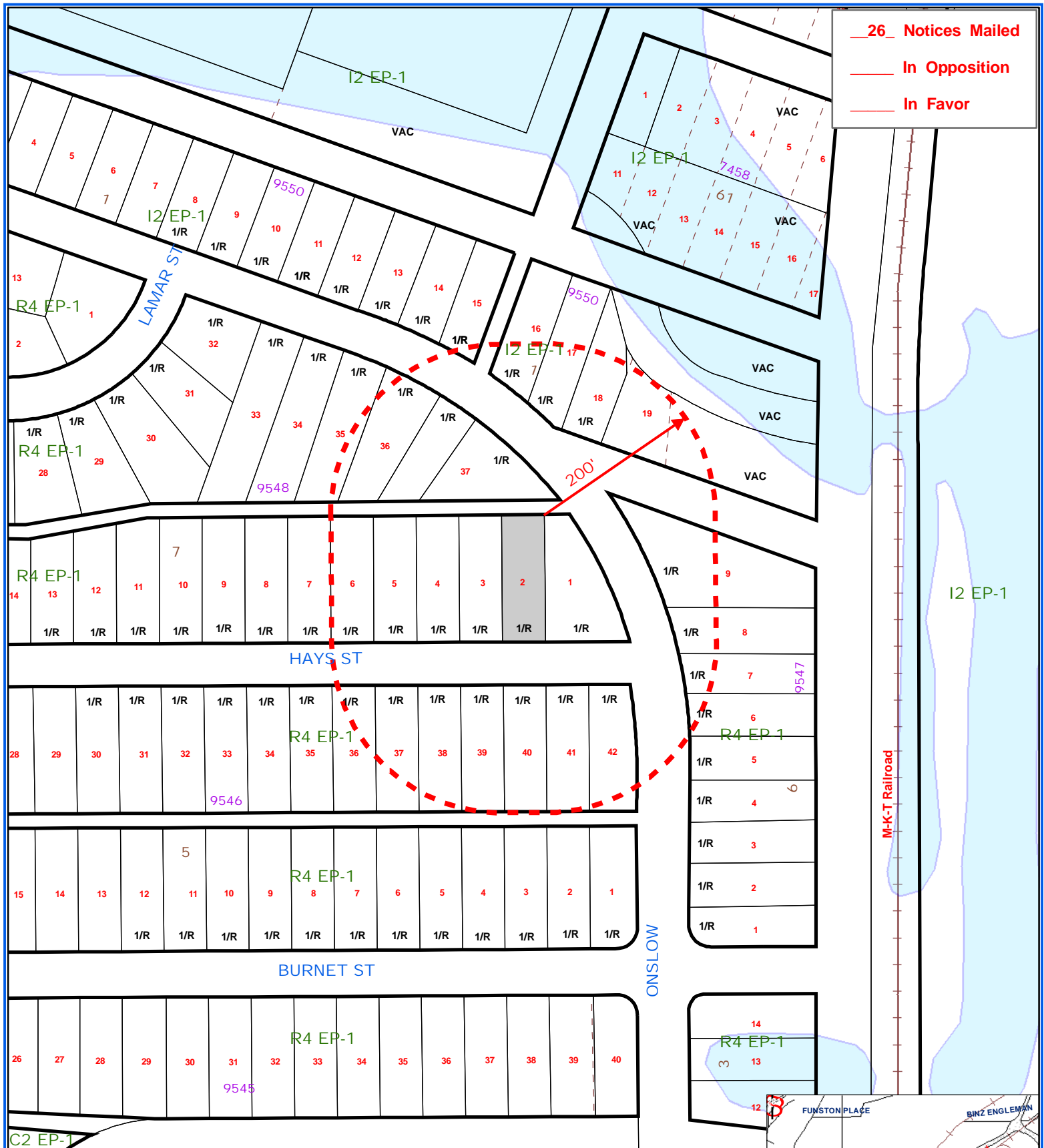
Being that this is a conditional zoning request, should the duplex cease operation for 12 consecutive months, the base zoning would revert to the R-4 Residential Single-Family.

CASE NO: Z2006223 CD

Final Staff Recommendation - Zoning Commission

The subject property was zoned B under the provisions of the 1938 zoning code. It was subsequently converted to R-4 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



ZONING CASE: **Z2006-223 CD**

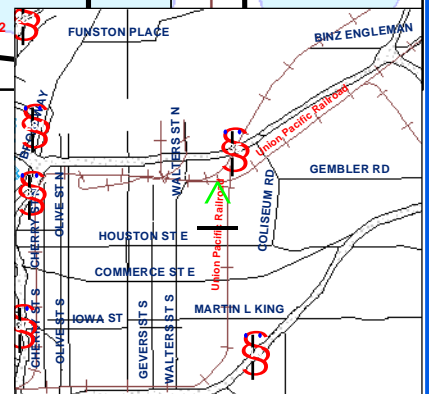
City Council District No. 2
 Requested Zoning Change
 From "R-4" EP-1
 To "R-4" EP-1 CD
 Date: October 3, 2006
 Scale: 1" = 150'

Subject Property

200' Notification



Sept 5 2006



CASE NO: Z2006236 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Continuance from Zoning Commission Hearing 9/5/2006

Council District: 8

Ferguson Map: 548 E4

Applicant Name:

Owner Name:

Brown, P. C.

Scott Southwell

Zoning Request: From "R-20" Residential Single Family District to "RM-4" (CD - 25 units per acre)
Residential Mixed District with a Conditional Use for 25 units per acre.

Property Location: Lots 5 through 9, Block 5, NCB 14705

10256 and 10380 Southwell Road

Northeast intersection of Southwell Road and Hollyhock Road

Proposal: To develop a townhome community

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent

The Oakland Estates Plan does not have a future land use map, however the plan text refers to maintaining existing zoning which allows for only low density residential. The applicant submitted a plan amendment to change the land use designation on August 25, 2006.

Denial.

The subject property is currently undeveloped and is located on Southwell road, a local type street. The property is adjacent to R-6 zoning to the north, south and east and R-20 residential zoning to the west. The surrounding land uses consist of single-family residential dwellings to the north and west, and undeveloped land to the south and east.

The applicant's request is to develop a town home community. Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Prue road (a Secondary Arterial "Type A" street) to the north and Huebner road (a Primary Arterial "Type A" street) to the south. In addition, there is access to VIA bus depots on both Huebner and Prue road.

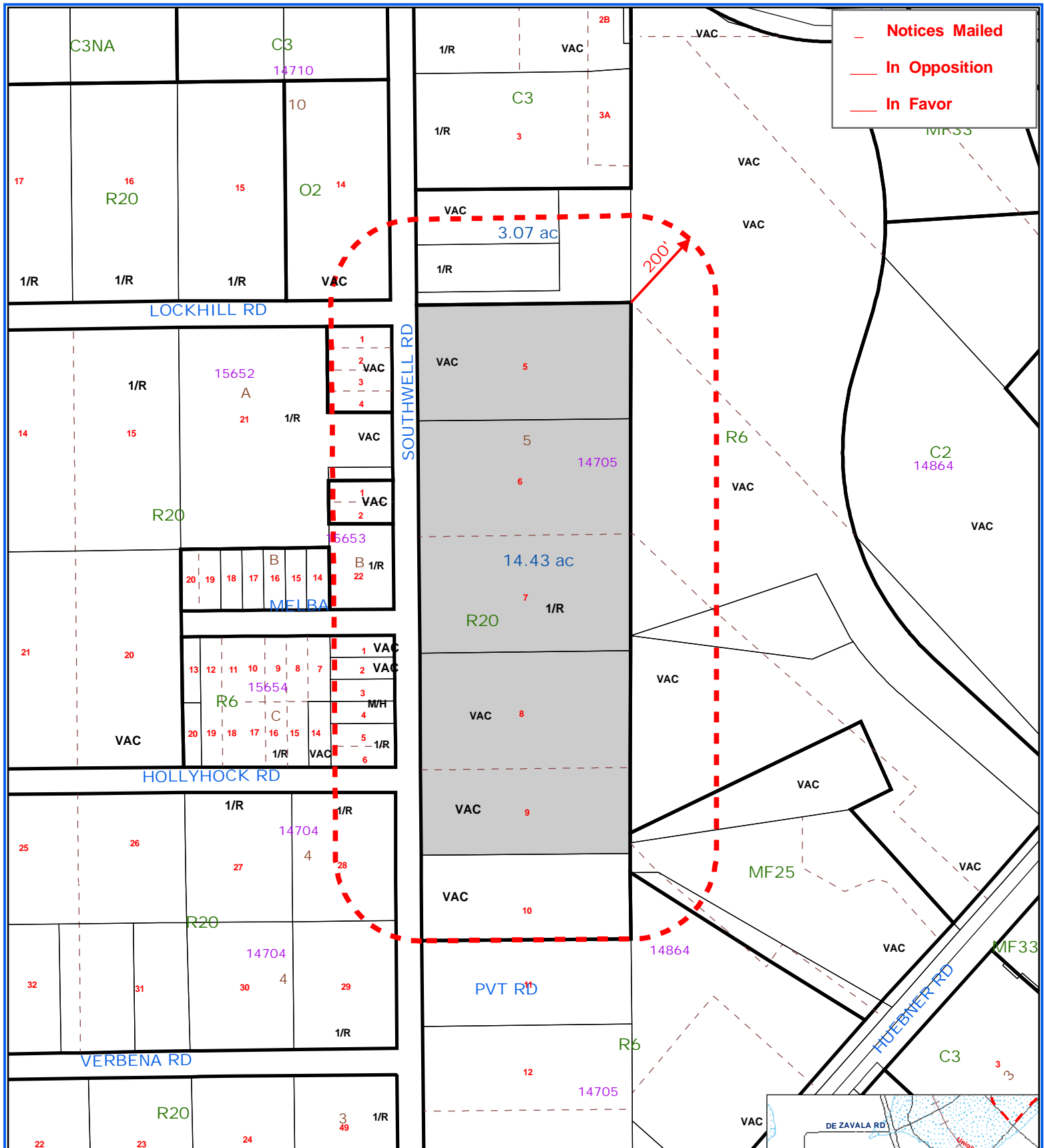
At present, the Oakland Estates Neighborhood Plan is being updated. Staff recommends that the applicant participate in this process. Should the Zoning Commission wish to continue this case, staff would support a continuance to allow the applicant more time to work with the current update process and the neighborhood association.

CASE NO: Z2006236 CD

Final Staff Recommendation - Zoning Commission

The projected time of completion for the plan update is scheduled between November and December 2006.

CASE MANAGER : Brenda Valadez 207-7945



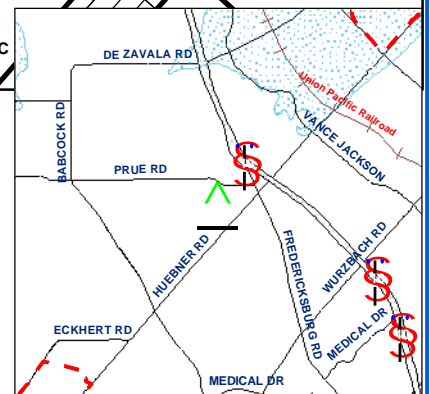
ZONING CASE: **Z2006-236 CD**

City Council District No. 8
 Requested Zoning Change
 From "R-20"
 To "RM4 CD"
 Date: October 3, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

Sept 5 2006



CASE NO: Z2006237 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006 Continuanace from Zoning Commission Hearing 9/5/2006

Council District: 8

Ferguson Map: 548 E4

Applicant Name:

Owner Name:

Brown, P. C.

Dick L. Winters

Zoning Request: From "R-6" Residential Single Family District to "RM-4" (CD - 25 units per acre)
Residential Mixed District with a Conditional Use for 25 units per acre.

Property Location: Lot 4, Block 5, NCB 14705

10566 and 10690 Southwell Road

Northeast intersection of Southwell Road and Lockhill Road

Proposal: To develop a townhome community

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent

The Oakland Estates Plan does not have a future land use map, however the plan text refers to maintaining existing zoning which allows for only low density residential. The applicant submitted a plan amendment to change the land use designation on August 25, 2006.

Denial.

The subject property is a single family residential dwelling located on Southwell road, a local type street. The property is adjacent to R-6 zoning to the east, R-20 residential zoning to the south, C-3 zoning to the north, and O-2 zoning to the west. The surrounding land uses consist of undeveloped land to the east, west and south and single-family residential dwellings to the north.

The applicant's request is to develop a town home community. Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Prue road (a Secondary Arterial "Type A" street) to the north and Huebner road (a Primary Arterial "Type A" street) to the south. In addition, there is access to VIA bus depots on both Huebner and Prue road.

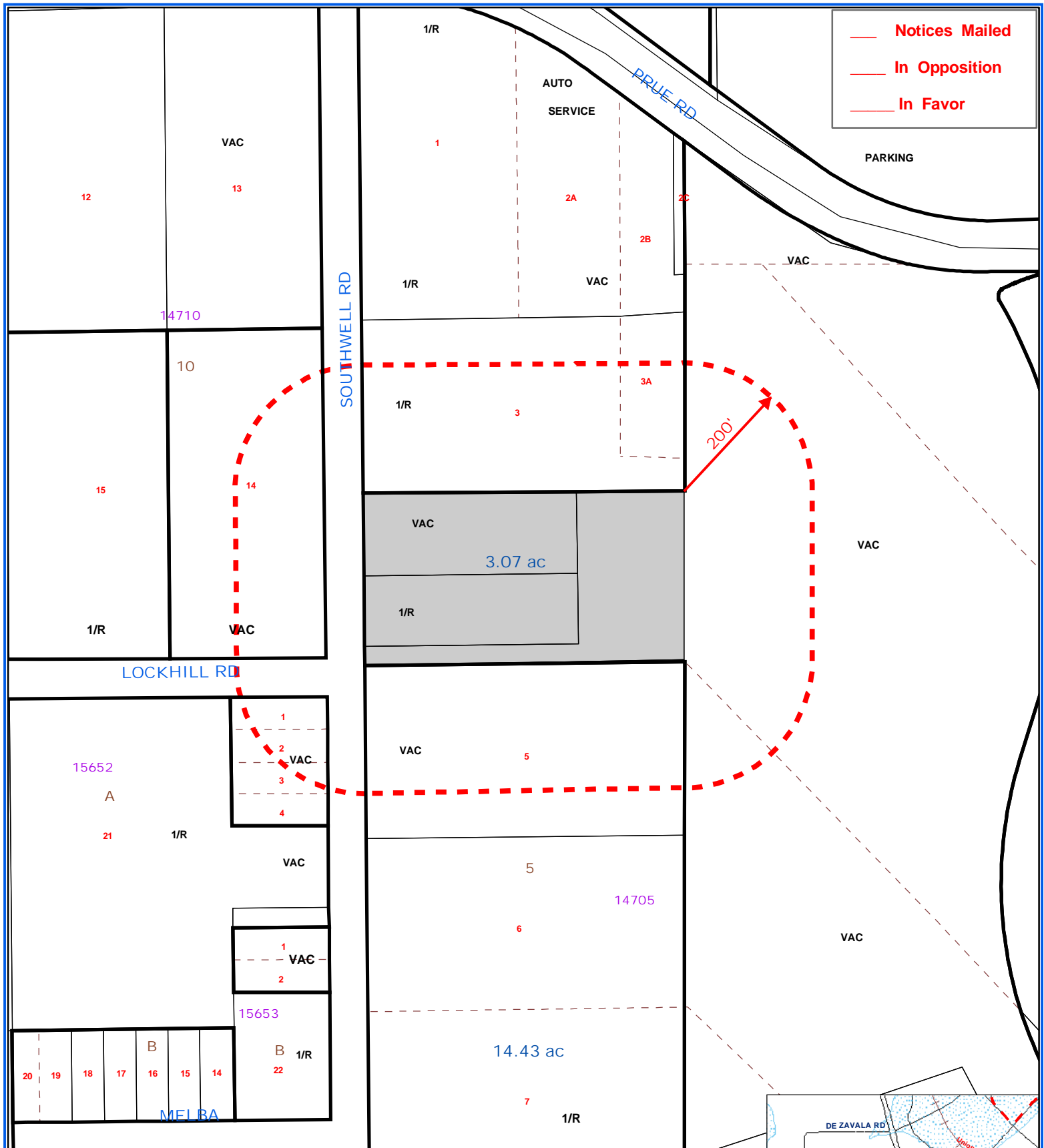
At present, the Oakland Estates Neighborhood Plan is being updated. Staff recommends that the applicant participate in this process. Should the Zoning Commission wish to continue this case, staff would support a continuance to allow the applicant more time to work with the current update process and the neighborhood association.

CASE NO: Z2006237 CD

Final Staff Recommendation - Zoning Commission

The projected time of completion for the plan update is scheduled between November and December 2006.

CASE MANAGER : Brenda Valadez 207-7945



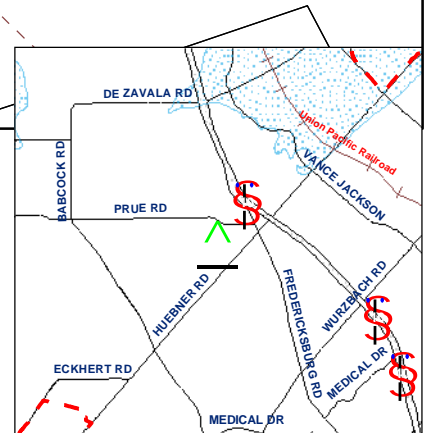
— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: **Z2006-237CD**

City Council District No. 8
 Requested Zoning Change
 From "R-6"
 To "RM4 CD"
 Date: October 3, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

C:Sept_5_2006



CASE NO: Z2006239 Postpo

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Continued to November 7, 2006.

Council District: 8

Ferguson Map: 513 B8

Applicant Name:

Kaufman and Associates, Inc.

Owner Name:

Eldon Roalson

Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District.

Property Location: 20.164 acres out of NCB 14867

Southwest corner of Hausman and Loop 1604

Southwest corner of Hausman and Loop 1604

Proposal: To allow for a commercial project.

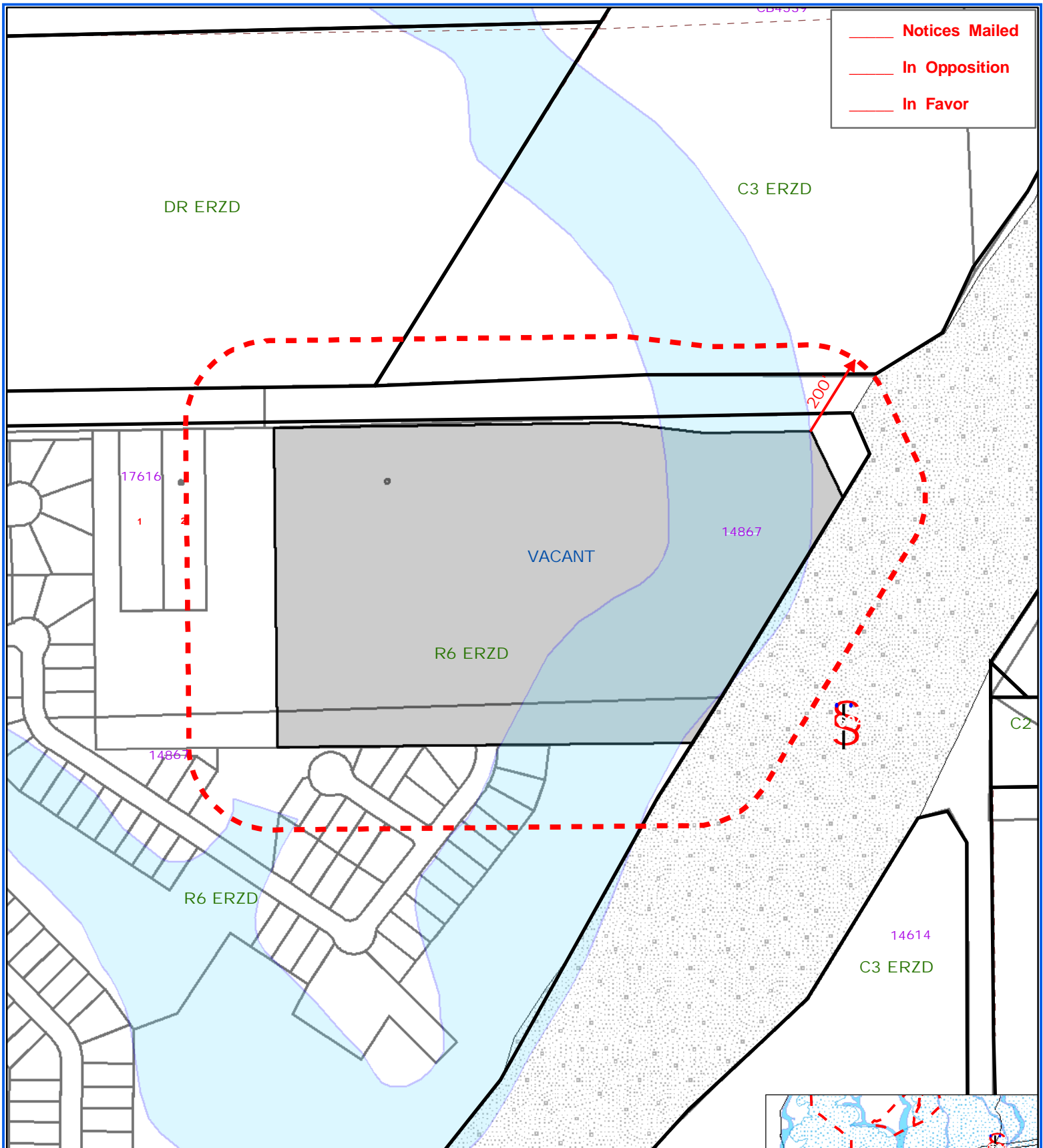
Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required

Staff Recommendation:

CASE MANAGER : David Clear 207-3074



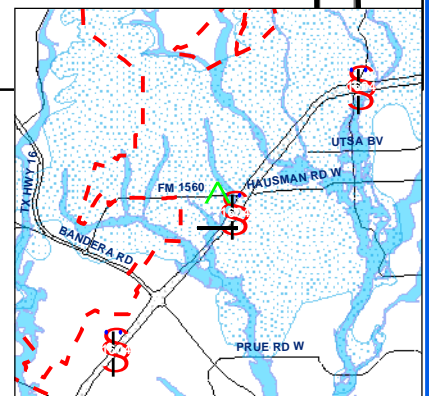
ZONING CASE: **Z2006-239**

City Council District No. 8
 Requested Zoning Change
 From "R-6" ERZD
 To "C-3" ERZD
 Date: November 7, 2006
 Scale: 1" = 300'

■ Subject Property

○ 200' Notification

μ
 C:Sept_5_2006



CASE NO: Z2006245CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 8

Ferguson Map: 549 D7

Applicant Name:

Patrice Villastrigo

Owner Name:

Patrice Villastrigo

Zoning Request: From "R-5" Residential Single-Family District to "RE" (CD- Museum) Residential Estate District with Conditional Use for a Museum.

Property Location: Parcel 107, NCB 11637

8910 Callaghan Road

Southeast side of Callaghan Road

Proposal: Museum

Neigh. Assoc. Vance Jackson Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

Applicant wants to rezone property from "R-5" to "RE" (CD- Museum) for her personal business office use and to legally allow artists and spiritual leaders to hold small classes. The subject property is currently a single-family dwelling and will remain homestead to Ms. Villastrigo and her family. The single-family dwelling is located in the center of the 4.33 acre tract. The subject property is adjacent to "R-5" Residential Single-Family District to the northeast, southwest and south. The Rural Estate (RE) district is the designation for a low-density residential use on a lot that is a minimum of one acre. The current zoning of "R-5" permits only single-family dwellings on lots not less than 5,000 square feet. The "RE" will allow single-family development projects shall have a minimum lot size of 43,560 square feet (one acre).

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council: 1. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7 a.m. or after 6 p.m.

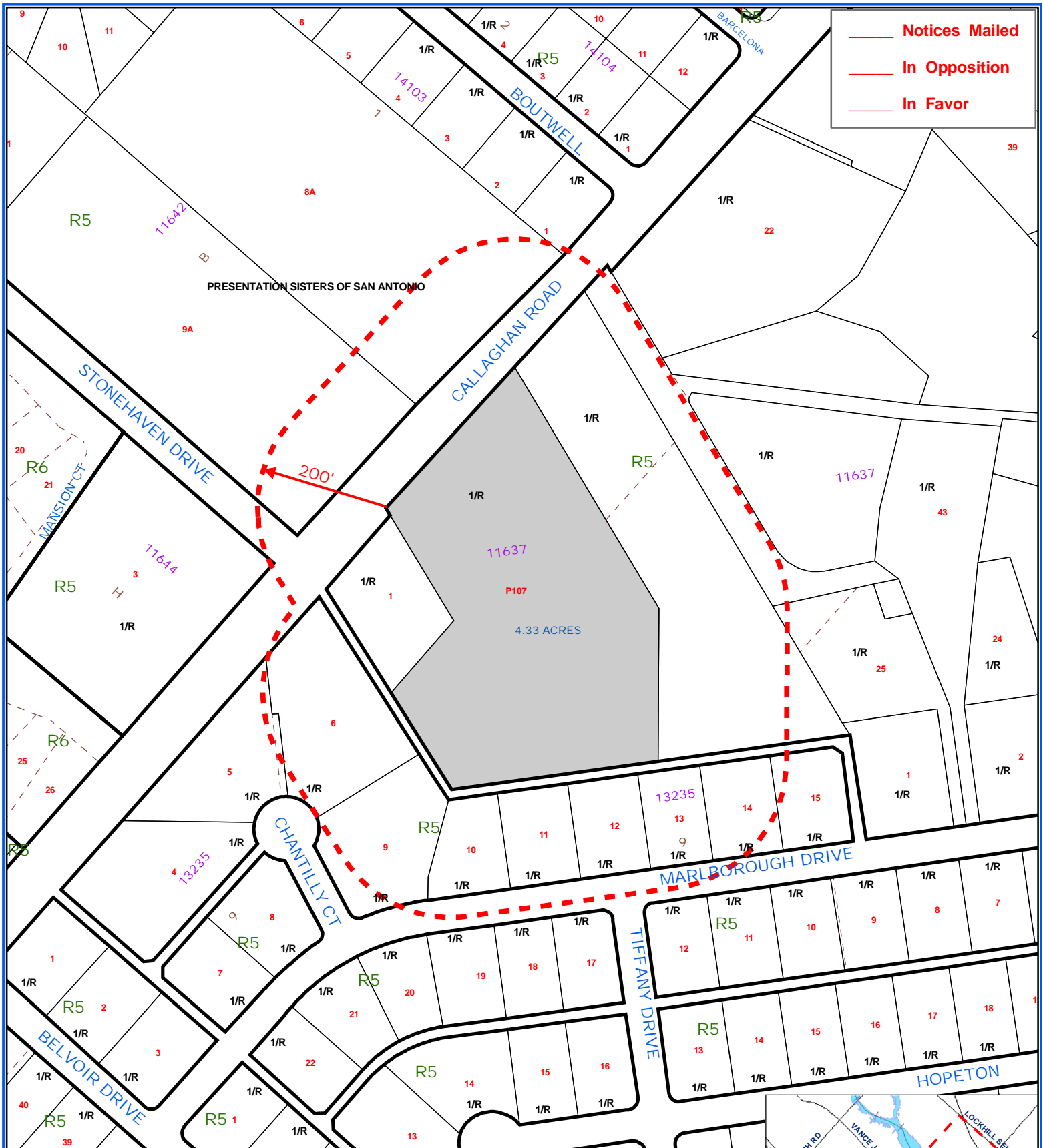
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use (bookkeeping office, photography studio, etc.) named in the ordinance approving the conditional zoning

CASE NO: Z2006245CD

Final Staff Recommendation - Zoning Commission

district.

CASE MANAGER : Pedro Vega 207-7980



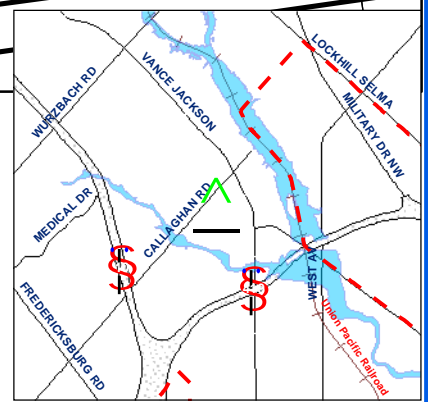
ZONING CASE: **Z2006-245 CD**

City Council District No. 8
 Requested Zoning Change
 From "R-5"
 To "RE" CD
 Date: October 3, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

μ
 C:Sept_5_2006



CASE NO: Z2006250 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 5

Ferguson Map: 615 D3

Applicant Name:

Lorenzo Morales

Owner Name:

Lorenzo Morales

Zoning Request: From "R-4" Residential Single Family District to "RM-4" (CD-Residential Mixed District with Conditional Use for 22 units per acre).

Property Location: Lot 8, Block 48, NCB 3647

3203 Morales Street

Intersection of Morales and NW 20th Street

Proposal: To build two duplexes

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

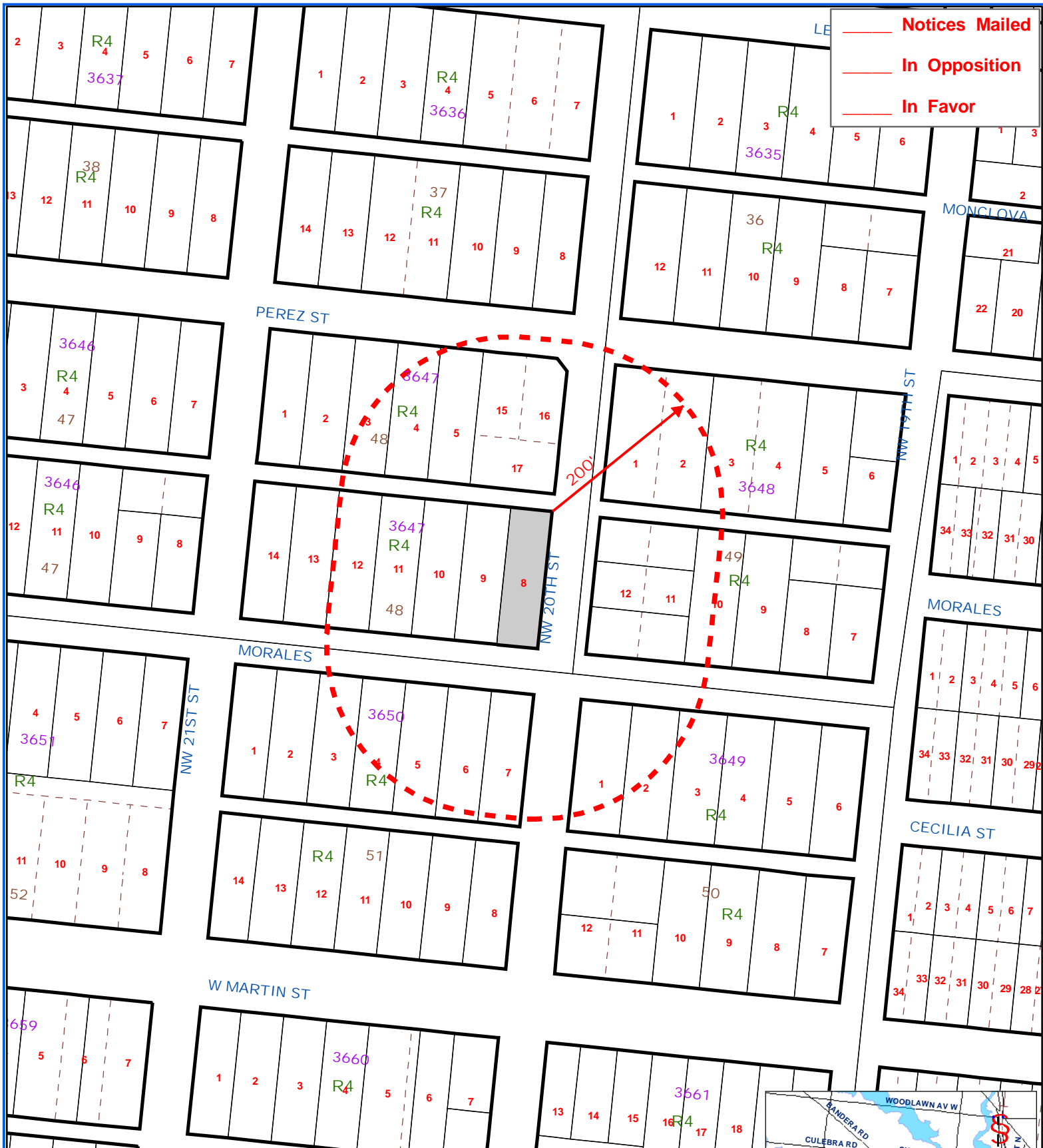
Denial

The subject property is currently undeveloped. The property is surrounded by single-family residential zoning. The subject property is located at the intersection of NW 20th Street and Morales Street, both collector streets.

This rezoning request, which would allow for two duplexes to be built on the subject property, would not be compatible with the surrounding neighborhood, which entirely consists of single-family residential zoning.

A large area rezoning took place in 2003 in order to rezone properties in the neighborhood west of the subject property (Z2003021 C). The vast majority of these subject properties contained residential single-family homes inappropriately zoned for multi-family, commercial, and industrial uses allowing detrimental land use conflicts for property owners. It was imperative to rezone these subject properties to protect this established residential single-family neighborhood. The rezoning of these subject properties to residential single-family discouraged the encroachment of multi-family development into the neighborhood and promoted continued ownership of single-family homes in the neighborhood. With this understanding, zoning staff does not support this rezoning request, which would allow for two-duplexes on the subject property.

CASE MANAGER : David Clear 207-3074



ZONING CASE: **Z2006-250**

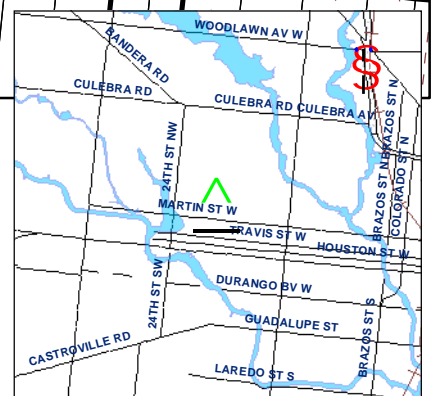
City Council District No. 5
 Requested Zoning Change
 From "R-4"
 To "RM-4 CD"
 Date: September 19, 2006
 Scale: 1" = 100'

Subject Property

200' Notification



Sept 5 2006



CASE NO: Z2006251- POST

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 9

Ferguson Map: 482 B8

Applicant Name:

Civil Engineering Consultants

Owner Name:

Reitmeyer Investments

Zoning Request: From "R-6" ERZD Single-Family Residential Edwards Recharge Zone District to PUD "R-6" ERZD Planned Unit Development Single-Family Residential Edwards Recharge Zone District.

Property Location: Block P-24, NCB 16334

19500 Block of Blanco Road

Approximately 1/4 mile west of the intersection of Huebner Road and Blanco Road

Proposal: To make consistent with existing single family residential development.

Neigh. Assoc. Sonterra and Stone Oak Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

Subject property is currently undeveloped. To the north exists PUD "R-6" planned unit development single-family residential zoning. To the south of the property exists PUD "R-6" ERZD planned unit development single-family edwards recharge zone district zoning. Further south of the subject property, as well as to the west exists R-6 ERZD Single-Family Residential Edwards Recharge District zoning. Across Blanco Road to the northeast exists C-2 ERZD commercial edwards recharge zone district zoning.

Given the existing PUD R-6 zoning which exists in the surrounding area, this is a reasonable zoning request. The number of lots being requested will not significantly impact the surrounding area. The requested addition of the PUD special district is appropriate at this location. The PUD special district was established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved PUD plan. A PUD plan must protect adjacent properties while encouraging the preservation of natural and cultural resources; protecting the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the PUD plan is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure and allow for private streets and gated entrances for new subdivisions. The configuration of this property would make this type of in-fill development difficult without the ability to be flexible in lot layout and design.

CASE MANAGER : David Clear 207-3074

CASE NO: Z2006252

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 4

Ferguson Map: 650 B7

Applicant Name:

Escalon Crossing Partners LP

Owner Name:

Escalon Crossing Partners LP

Zoning Request: From "MF-33" Multi-Family District to "O-1" Office District.

Property Location: 0.40 acres out of Block 6, NCB 9306

200 block of Escalon Avenue

Westside of Escalon Avenue

Proposal: Medical office building

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

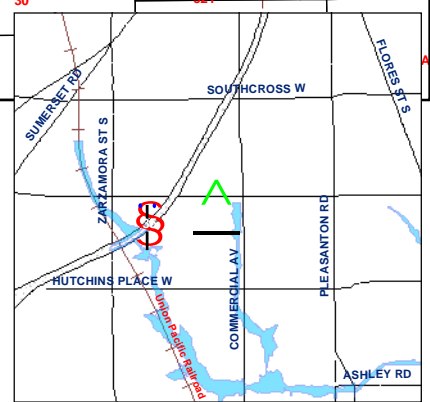
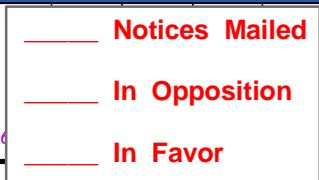
Approval.

The requested "O-1" Office District is an appropriate zoning designation for this parcel. The property is adjacent to "C-2" Commercial District and "O-1" Office District to the north with "MF-33" Multi-Family District to the west and south. The surrounding land uses consist of parking for the medical office and shopping center to the north with single-family dwellings to the west and south of the subject property. "O-1" Office District will serve as an appropriate buffer from the medium and high-intensity uses on S.E. Military Drive.

The subject property is currently undeveloped and located south of the corner of Escalon Avenue and SW Military Drive. "O-1" Office District will not contribute an excessive amount of additional traffic in this neighborhood.

The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

CASE MANAGER : Pedro Vega 207-7980



CASE NO: Z2006253 Postpo

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Continued to October 17, 2006.

Council District: 8

Ferguson Map: 513 E1

Applicant Name:

Elaine Ballard

Owner Name:

Elaine Ballard

Zoning Request: From "O-1" ERZD Office Edwards Recharge Zone District to "RM-4" ERZD Residential Mixed Edwards Recharge Zone District.

Property Location: P-32, P-32A and P-33C, NCB 15841

13105 Babcock Road

Proposal: For townhome/duplex development

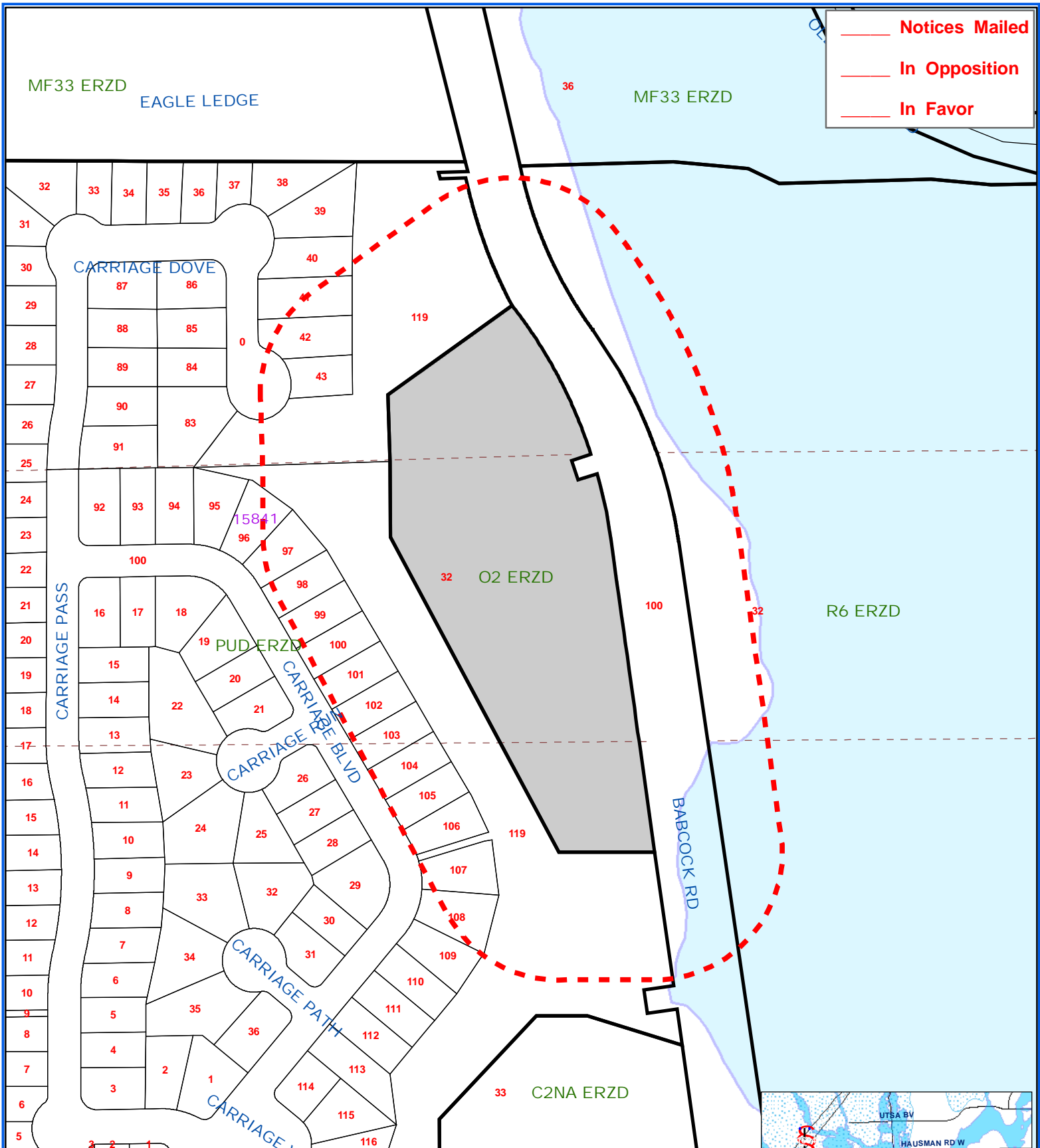
Neigh. Assoc. Overlook of Carriage Hills

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

CASE MANAGER : David Clear 207-3074



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: **Z2006-253**

City Council District No. 8
 Requested Zoning Change
 From "O-1"
 To "RM-4 SUP"

Date: October 17, 2006

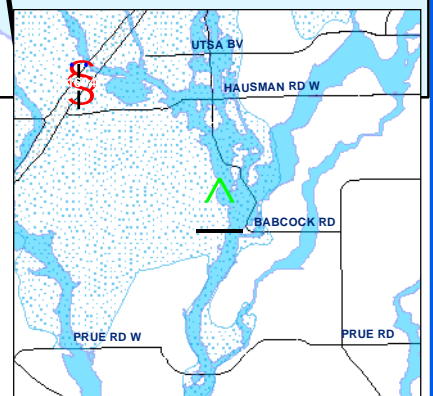
Scale: 1" = 200'

 Subject Property

 200' Notification



Ch. Sept_5_2006



CASE NO: Z2006255

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 6

Ferguson Map: 578 f7

Applicant Name:

Brown, P. C.

Owner Name:

Hill Country Resort Estates Joint Venture

Zoning Request: From "R-6" Residential Single-Family District to PUD "R-6" Planned Unit Development Residential Single-Family District.

Property Location: 41.66 acres of of NCB 17673

North Hunt Lane

Southeast of the intersection of Westover Hills and North Hunt Lane

Proposal: Single-family residential planned unit development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located southeast of the intersection of Westover Hills and North Hunt Lane. The property is adjacent to "R-6" Residential Single-Family District to the north and "ED" Entertainment District to the west and south. PUD "R-6" Planned Unit Development Residential Single-Family District across North Hunt Lane to the east.

The applicant's requested addition of the Planned Unit Development special district is to permit a gated subdivision. No change is proposed to the base zone of the "R-6" Residential Single-Family District. The PUD "R-6" Planned Unit Development would be appropriate at this location and is consistent with the surrounding zoning and land uses.

The PUD Planned Unit Development District is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties and to encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure and it allows for private streets and gated entrances for new subdivisions.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2006256

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 7

Ferguson Map: 547 E7

Applicant Name:

Sandor Development Company

Owner Name:

Anant Utturkar

Zoning Request: From "R-6" Residential Single Family District to "C-3" General Commercial District.

Property Location: Lots P-9 and P-20E, NCB 17948

8500 Block of Bristlecone Street

Bristlecone Street, East of Bandera Road

Proposal: To Develop a Retail Shopping Center

Neigh. Assoc. None

Neigh. Plan Huebner/Leon Creek Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The requested zone change is not consistent with the Huebner/Leon Creek Community Plan. The Plan designates future land use as Medium Density Residential, promoting mostly single family residential developments with consideration for parks, churches and schools. A request for a plan amendment to a Regional Commercial land use designation has been filed and was heard during the September 27, 2006, Planning Commission public hearing. However, no action was taken and the item was continued to October 25, 2006.

Denial

The requested C-3 zoning district is inconsistent with the community plan and is not an appropriate district for the subject property, as it fronts on a local street and would allow the expansion of a commercial node into an existing single family residential development. There are single family residences immediately adjacent to the subject property to the east, and single family homes to the north, directly across from the subject property, that have frontage and access to Bristlecone. A residential zoning district consistent with the current land use designation would be most appropriate for the subject property, promoting less intense uses and serving as a transition from the commercialized intersection at Bandera Road and Bristlecone to the existing single family residential development.

The subject property was annexed in December of 1985 and consists of slightly more than 2.5 acres on two lots. The property is currently undeveloped and the proposal is for a multi-tenant retail shopping center. Vehicular access to and from the regional shopping center to the south is proposed, as is a separate access point directly onto Bristlecone.

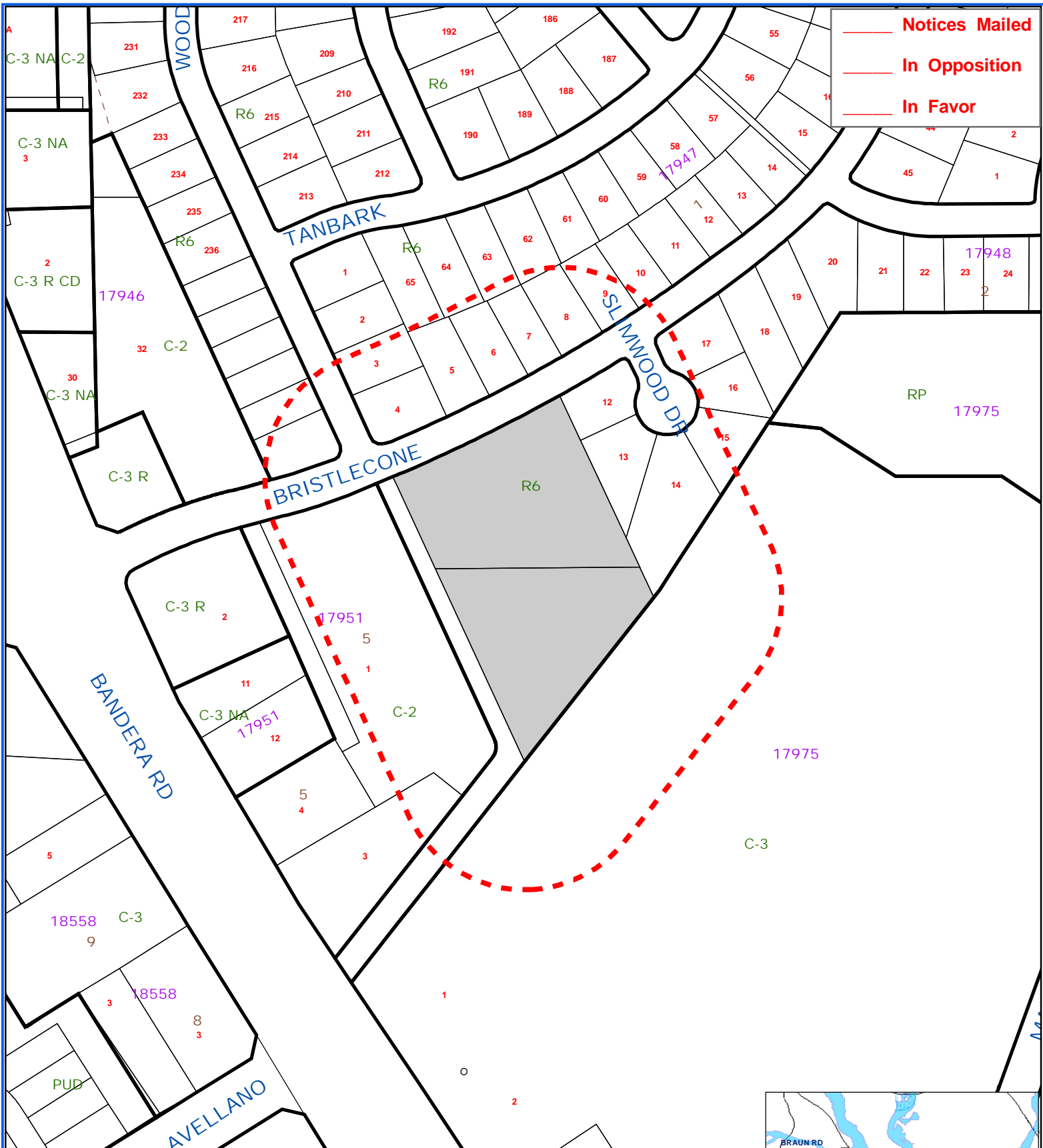
CASE NO: Z2006256

Final Staff Recommendation - Zoning Commission

There are single family residences within the Wildwood residential subdivision to the north and east of the subject property on parcels zoned R-6. To the west is an undeveloped parcel with C-2 zoning that dates to 1986 and to the south is a Wal-Mar Supercenter on lands zoned C-3. The C-3 zoning on this property directly fronting on Bandera Road dates to 1987 and the rest of the C-3 zoning, along with the RP zoning, dates to 2002. The RP zoning was requested by the applicant and designed to serve as a buffer between the supercenter and portions of the adjacent residential development. Among the uses at the intersection of Bandera Road and Bristlecone are a medical clinic and office uses, a veterinary clinic, a car wash, auto service and repair uses, restaurants, a hardware store and a tractor sales and repair center.

Most of the existing commercial zoning in the vicinity was applied between 1986 and 1994. Since the subject property is partially surrounded by this commercial zoning, landscape buffers will not be required along the south or west property lines. However, a Type "B" buffer will be required along that property line adjacent to those properties with single family dwellings and existing residential zoning.

CASE MANAGER : Matthew Taylor 207-5876



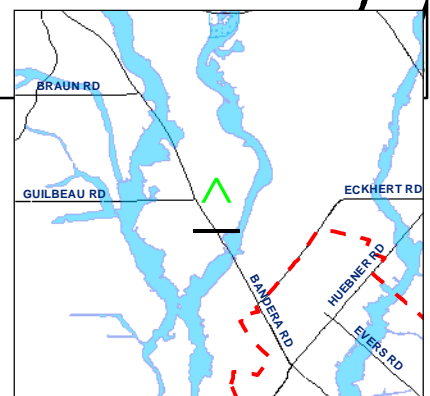
ZONING CASE: **Z2006-256**

City Council District No. 7
 Requested Zoning Change
 From: "R-6"
 To: "C-3"
 Date: October 3, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

μ
 C:Sept_5_2006



CASE NO: Z2006257

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 1

Ferguson Map: 616 F3

Applicant Name:

City of San Antonio, Planning Department,
Historic Preservation Officer

Owner Name:

Lydia Allegria

Zoning Request: To designate historic significance

Property Location: Lot 8, A7 Block 8, NCB 846

707 East Quincy

East Quincy, South of IH 35 North

Proposal: Historic Designation

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Statement is not required.

Staff Recommendation:

A finding of consistency is not required. The Downtown Neighborhood Plan supports infill and rehabilitation in the district. A major goal of the Downtown Neighborhood Plan is to "preserve and enhance downtown's character/spirit and celebrate its history and culture." Preserving the built environment by designating buildings as historic landmarks is one way in which this goal can be reached.

Approval

The subject property is a vacant single-family residential dwelling located at 707 East Quincy. The property is adjacent to O-2, zoning to the south and east, C-3 R zoning to the west, and IH 35 to the north. The surrounding land uses consist of an office building to the west, a duplex to the east, IH 35 to the north, and a triplex, a daycare and a doctor's office to the south.

On April 5, 2006 the Historic Design and Review Commission (HDRC) recommended a finding of Historic Significance for this property. The house on the subject site qualifies as a City of San Antonio Historic Landmark according to the following criteria of the Historic Preservation and Urban Design Section of the UDC:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, (b)(1));
- (2) It is the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction (35-607, (b)(5));
- (3) It is a building, which constitutes a particular or unique example of an architectural type or historic period (35-607, (c)(1)(C)).

This application was initiated by the property owner through the City of San Antonio's Historic Preservation Office and the owner is in favor.

CASE NO: Z2006257

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Brenda Valadez 207-7945

CASE NO: Z2006258

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 8

Ferguson Map: 548 D6

Applicant Name:

City of San Antonio, Planning Department,
Historic Preservation Officer

Owner Name:

Spectrum Lending, APT JV Ltd.

Zoning Request: To designate historic significance

Property Location: 1.663 Acres out of NCB 15656

9396 Huebner Road

Intersection of Huebner Road and Valley Green Road

Proposal: Historic Designation

Neigh. Assoc. Oakland Estates

Neigh. Plan None

TIA Statement: A Traffic Impact Statement is not required.

Staff Recommendation:

Approval

The subject property is a vacant single-family residential dwelling located at 9396 Huebner Road. The property is adjacent to C-3 zoning to the south and west, C-2 zoning to the east, and R-6 zoning to the north. The surrounding land uses consist of an office building to the east, commercial facilities to the north and west, and medical facilities to the south.

This property was the subject of two zoning cases Z2005003 in which the applicant was granted a zoning change from R-6 Residential Single Family District and C-3 NA General Commercial Nonalcoholic Sales District to C-2 NA Commercial Nonalcoholic Sales District with a Conditional Use for a Medical Clinic with Inpatient Care limited to six beds in order to sell surgical and optical goods, and operate as a medical clinic with overnight stay. In case Z2005187 the applicant was granted a zoning change from C-2 NA Commercial, Nonalcoholic Sales District with conditional use for a medical clinic with inpatient care limited to six beds to C-2 Commercial District for restaurant use with the sale of alcohol incidental to food sales.

On August 16, 2006 the Historic Design and Review Commission (HDRC) recommended a finding of Historic Significance for this property. The house on the subject site qualifies as a City of San Antonio Historic Landmark according to the following criteria of the Historic Preservation and Urban Design Section of the UDC:

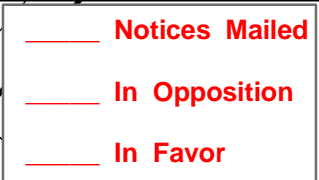
- (1) It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) It has historical integrity of location, design, materials and workmanship (35-607, B-8); and
- (3) Constructed in the 1920's, the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

CASE NO: Z2006258

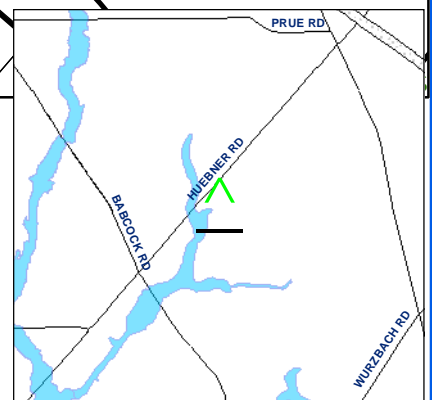
Final Staff Recommendation - Zoning Commission

This application was initiated through the City of San Antonio's Historic Preservation Office and the owner is opposed.

CASE MANAGER : Brenda Valadez 207-7945



City Council District No. 8
Requested Zoning Change
From "C-2"
To "C-2 HS"
Date: October 3, 2006
Scale: 1" = 200'

 200' Notification

CASE NO: Z2006259

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 7

Ferguson Map: 548 B7

Applicant Name:

City of San Antonio, Planning Department,
Historic Preservation Officer

Owner Name:

Hawk Ventures Inc., DBA Hawk Development Inc.

Zoning Request: To designate historic significance

Property Location: Lots P-42A and P-42B, NCB 14618

6160 Eckhert Road

Eckhert Road, West of Huebner Road

Proposal: Historic designation

Neigh. Assoc. Alamo Farmsteads-Babcock Road, Eckhert Crossing

Neigh. Plan Huebner Leon Creeks Community Plan

TIA Statement: A Traffic Impact Statement is not required.

Staff Recommendation:

A finding of consistency is not required. The Huebner Leon Creeks Community Plan states a desire for "promoting the character of the community." Designating the subject property as Historic Exceptional is consistent with this goal.

Approval

The subject property is a vacant single-family residential dwelling located at 6160 Eckhert Road. The property is adjacent to C-1, zoning to the south, C-2 zoning to east, R-6 zoning to the west, and RE and MF-33 zoning to the north. The surrounding land uses consist of single-family residences to the west, an apartment complex and a church to the east, and undeveloped land to the north, and south.

On June 7, 2006 the Historic Design and Review Commission (HDRC) recommended a finding of Historic Exceptional for this property. The house on the subject site qualifies as a City of San Antonio Historic Landmark according to the following criteria of the Historic Preservation and Urban Design Section of the UDC:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, (b)(1));
- (2) It is the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction (35-607, (b)(5));
- (3) Its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607 (b)(8));
- (4) It is a building, which constitutes a particular or unique example of an architectural type or historic period (35-607, (c)(1)(C)).

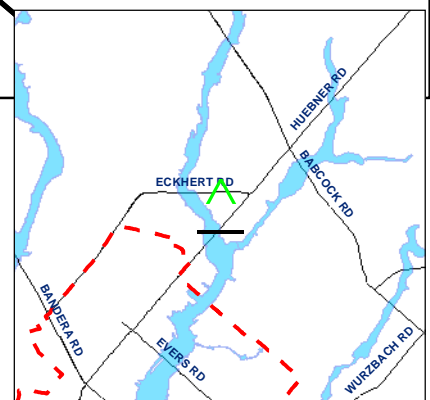
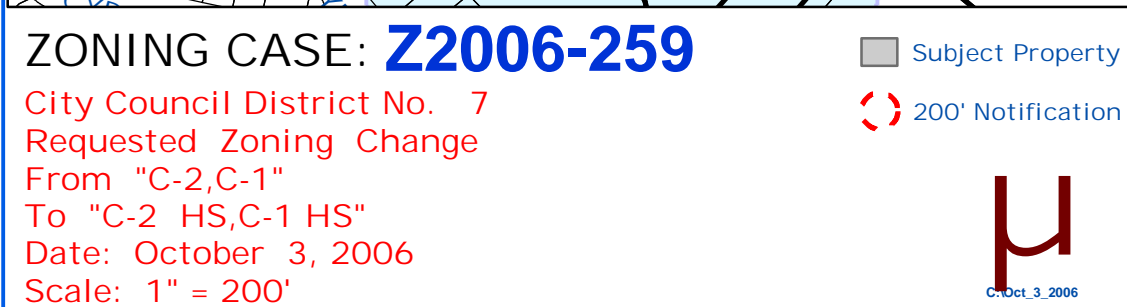
This application was initiated by the City of San Antonio's Historic Preservation Office and the owner is in

CASE NO: Z2006259

Final Staff Recommendation - Zoning Commission

favor.

CASE MANAGER : Brenda Valadez 207-7945



CASE NO: Z2006260 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 6

Ferguson Map: 578 C4

Applicant Name:

Jose Lopez

Owner Name:

Janina Lopez

Zoning Request: From "R-6" Residential Single Family District to "C-2" (CD- Contractor's Facility) Commercial District with Conditional Use for a Contractor's Facility.

Property Location: Lot 28, Block 1, NCB 17637

10415 Mountain View

Mid-block of Mountain View Drive, South of Culebra Road

Proposal: For a Contractor's Facility

Neigh. Assoc. Mountain View Acres Neighborhood Coalition

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The subject property is currently undeveloped and contains a house that appears to have been moved there for storage. There is currently no Certificate of Occupancy for the property. The property fronts on Mountain View Drive, a local residential street. The properties to the rear front on Culebra Road, a Primary Arterial "Type A" road. The lots fronting on Culebra Road are currently zoned C-2 and C-3, of which the majority have restricted alcoholic sales (R) or non-alcoholic sales (NA) designations. The adjacent properties to the south, east and west are zoned R-6. The surrounding land uses consist of undeveloped property to the east and west; single-family residential across the street to the south; and auto repair to the north (fronting Culebra Road).

The applicant has applied for C-2 with a Conditional Use for a Contractor Facility. A C-2 zoning classification would be inappropriate at this location given the developing single-family residential development pattern. The general area surrounding the subject property has a well defined commercial thoroughfare, Culebra Road. A rezoning of this property to the requested C-2 base zone would extend this commercial thoroughfare into an establishing residential area. Commercial zoning should be kept along Culebra Road.

Additionally, the contractor facility use, which is allowed with an I-1 by-right, would constitute encroachment of an industrial use in a developing residential area. This type of use is allowed in I-1 by-right due to the intensity of activity allowed, which could include excessive noise and large vehicle traffic, for example. These types of activities could be characterized as nuisances within residential areas and may impede the continued residential development of this area.

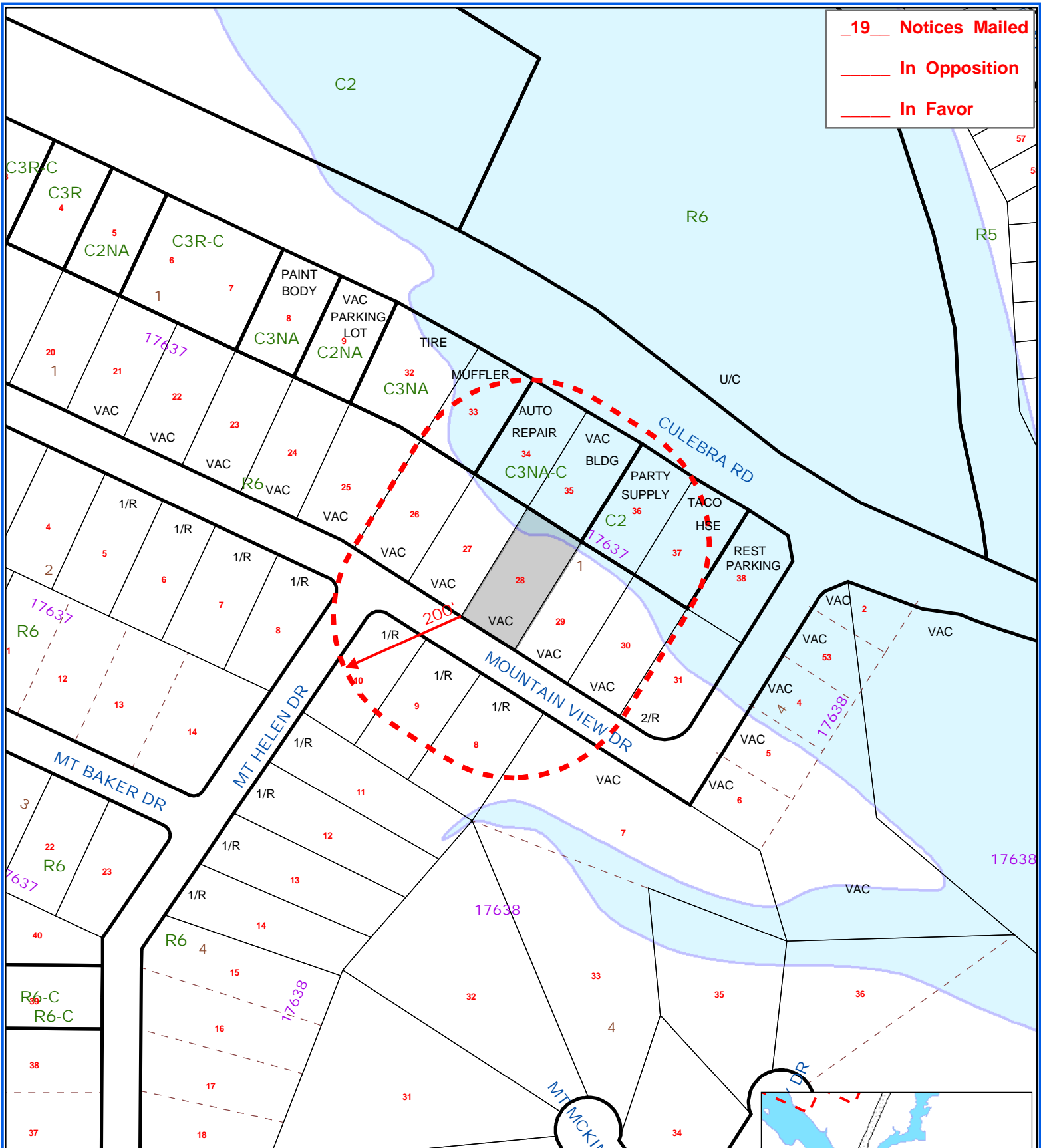
CASE NO: Z2006260 CD

Final Staff Recommendation - Zoning Commission

The subject property was annexed as Temporary R-1 which was subsequently converted to R-6.

CASE MANAGER : Rudy Nino, Jr. 207-8389

19 Notices Mailed
 _____ In Opposition
 _____ In Favor



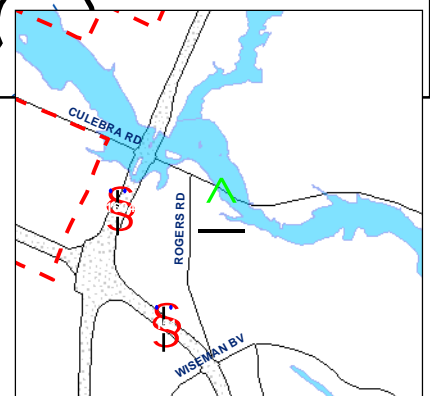
ZONING CASE: **Z2006-260**

City Council District No. 6
 Requested Zoning Change
 From "R-6"
 To "C-2" CD
 Date: October 3, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

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CASE NO: Z2006262 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 8

Ferguson Map: 480 A6

Applicant Name:

Brown, P.C.

Owner Name:

Cypress No. 1, LP

Zoning Request: From "R-6" GC-1 Residential Single Family Gateway Corridor Overlay District-1 and "R-20" GC-1 Residential Single Family Gateway Corridor Overlay District-1 to "C-3" GC-1 (CD-Outside Storage) General Commercial Gateway Corridor Overlay District-1 with a Conditional Use for Outside Storage.

Property Location: 4.7610 acres out of NCB 35733 and 8.8920 acres out of NCB 18336

21105 I-10 West and 6875 Heuermann Road

Approximate Northwest Corner of I-10 West and Heuermann Road

Proposal: To Allow a Contractor Facility with Outside Storage

Neigh. Assoc. Friends of Friedrich Wilderness Park

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested, with an alternate recommendation of Approval for C-2 (CD-Contractor Facility with Outside Storage) with the following conditions:

1. Compliance with all applicable standards of the Gateway Corridor Overlay-1 is required which include, but not limited to, landscaping, lighting, screening and tree preservation. Consultation with COSA Natural Areas staff on the installation of new plant materials is encouraged.
2. Outdoor speaker systems shall not be used and all chemicals shall be stored indoors.
3. Type "C" landscape buffers shall be installed along those property lines directly abutting parcels with existing residential zoning districts. These include the west property lines and portions of the north property lines of the entire tract.

Although the subject property is located within the gateway corridor overlay, an overlay applied along the Interstate 10 corridor in anticipation of uses greater in intensity than single family residential developments, uses requiring a regional commercial zoning district are not encouraged along this portion of Interstate 10. The properties to the west of the I-10 access road front on Milsa and Oak Drives and Heuermann Road and are large lots with single family dwellings. In addition to being used by local residents, these roads also serve as points of access to natural and other environmentally sensitive areas, including Friedrich Wilderness Park. It is appropriate to limit the future use of properties within this portion of the gateway corridor along the I-10 access road to low intensity office and commercial uses and to limit the use of those properties to the west of and outside the overlay low density residential uses, particularly those properties with frontage on these secondary roads.

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The subject property was annexed into the city in December of 1998 and consists of four lots totaling about 13.5 acres. The existing use, River Oak Pools Inc., had been in place for about six years at the time of annexation and nonconforming rights were recognized by the city in January of 1999. These rights specifically identified a "contractor's lot" allowing "outside storage of material and equipment, sales of pool equipment and supplies, plus sales of pottery and lawn decoration." The applicants seek to bring the existing use of the property into compliance, expand the existing retail component and allow the outside storage of additional materials and supplies. The subject property is located within the Hill Country gateway corridor, an overlay applied in 2003 that extends from University Boulevard north to the edge of city limits and includes property within 1,000 feet from the edge of the interstate right-of-way.

Much of the frontage of this portion of I-10 now has existing office and commercial zoning. The subject property surrounds a lot at the northeast corner of the I-10 access road and Heuermann Road zoned C-2 in June of 2006. This property will eventually be developed as a retail center, as will the property at the southwest corner which is also zoned C-2. The property, with C-2 zoning dating to 2005, is surrounded by a larger parcel with multi-family zoning, also dating to 2005. Much of the zoning along the access road north of Milsa Drive and south of Heuermann Road is commercial, with C-1, C-2 and C-3 zoning districts applied generally between 2002 and 2006.

CASE MANAGER : Matthew Taylor 207-5876

CASE NO: Z2006263 CD

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 4

Ferguson Map: 650 D8

Applicant Name:

Barbara J. Kothman

Owner Name:

Barbara J. Kothman

Zoning Request: From "I-1" General Industrial District to "C-2" (CD - Nightclub) Commercial District with a Conditional Use for a Nightclub.

Property Location: Lots 703 and 704, NCB 9484

3100 Pleasanton Road

Pleasanton Road, near the intersection with Ware Boulevard

Proposal: For commercial use

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

The subject property contains an existing 4,200 square foot commercial strip center that was built in 1975. The current commercial uses consist of a bar/tavern, a barber shop and a vacant suite. The location of this property is off Pleasanton Road and Ware Boulevard. I-1 zoning currently exists to the north, south and east, with C-2 NA across the street to the west. This portion of Pleasanton Road has a strip of I-1 along the east side of the street and C-2 NA along the west. The surrounding uses consist of an auto glass repair facility to the north; a mobile home park to the south; a church across the street to the west and single-family residential to the east.

The applicant initially applied for C-3 in order to have the most flexibility in adding additional tenants to the currently vacant suites. However, after discussion with staff, they agreed to amend their request to C-2 CD.

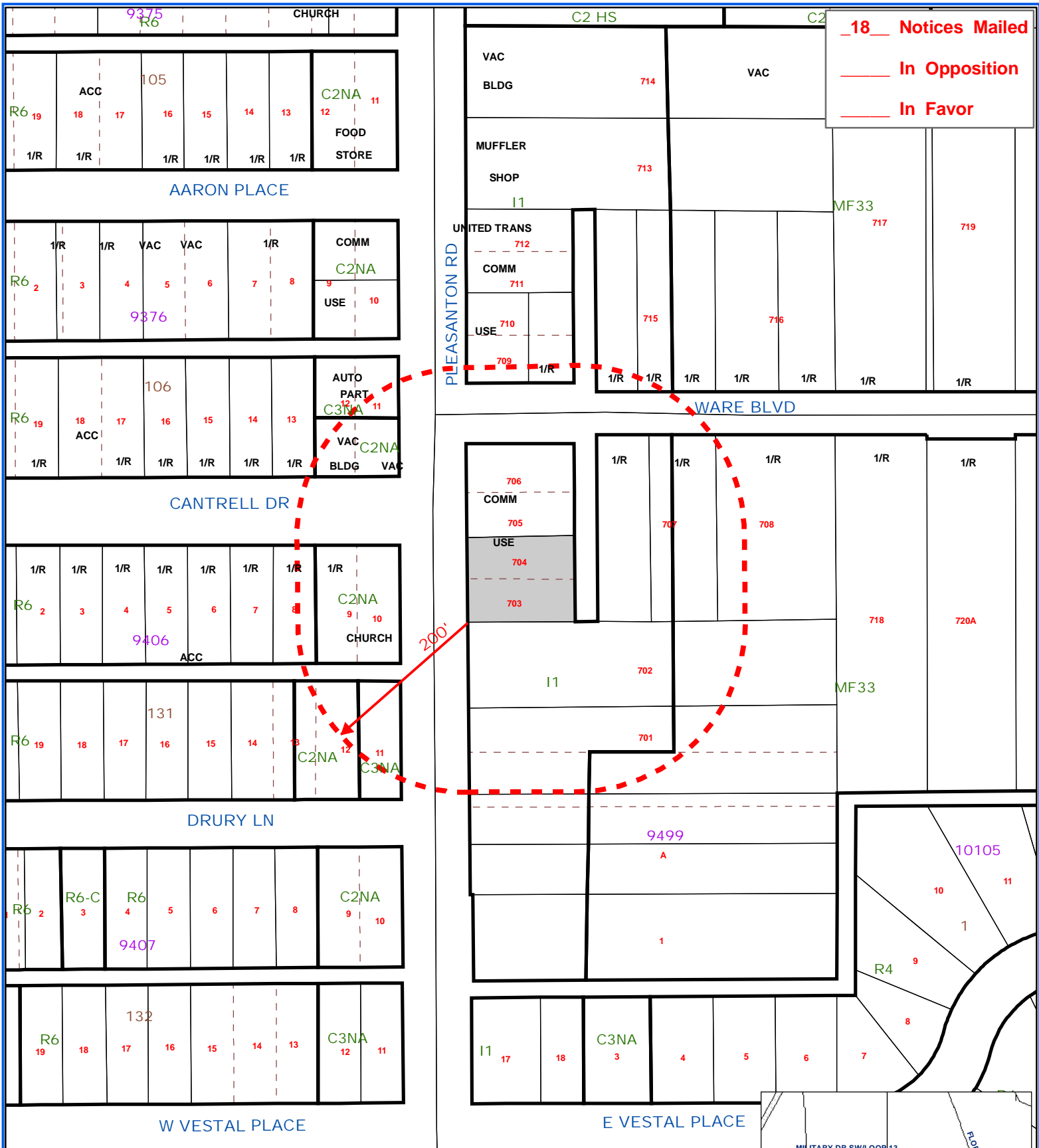
The rezoning is being requested in order to apply an appropriate zoning classification to the existing commercial strip. Staff supports the down-zoning of over-zoned properties; particularly those properties inappropriately zoned I-1. C-2 zoning is the most appropriate zoning for this location. Given that there is an existing bar use on the property, it is a reasonable compromise to recommend approval of the conditional use for the bar. Further, staff suggested the C-2 CD to the applicant due to the current zoning of this thoroughfare. Though I-1 is not appropriate, C-3 would also not be appropriate. The area is inundated with heavy commercial uses that are not neighborhood oriented. The nearby intersection of Pleasanton Road and Southeast Military Drive is the most appropriate location for these types of heavy commercial uses. A rezoning to C-3 would contribute to the current excess of intense uses along Pleasanton Road, whereas C-2 would contribute to a more appropriate, neighborhood-friendly commercial zone to this area.

CASE NO: Z2006263 CD

Final Staff Recommendation - Zoning Commission

The subject property was zoned JJ under the provisions of the 1938 zoning code. It was subsequently converted to I-1 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



ZONING CASE: **Z2006-263**

City Council District No. 4
 Requested Zoning Change
 From "I-1"
 To "C-2" CD
 Date: October 3, 2006
 Scale: 1" = 150'

Subject Property
 200' Notification

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CASE NO: Z2006264 S

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 8

Ferguson Map: 548 F7

Applicant Name:

San Antonio Medical Foundation

Owner Name:

San Antonio Medical Foundation

Zoning Request: From "O-2" Office District and "C-1 S" Light Commercial District with a Specific Use Permit for a Hospital to "C-2 NA S" Commercial Nonalcoholic Sales District with Specific Use Permit for a Hospital.

Property Location: 8.507 acres out of Lot 3, Block 1, NCB 17102

8535 Tom Slick

Northwest Corner of Tom Slick and Sid Katz Drive

Proposal: To Allow an Expansion of an Existing Medical Facility

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The requested zoning is appropriate for the subject property and its current use. A rezone to the C-2 district will eliminate the nonconforming status of the existing buildings, which exceed both the 5,000 square foot maximum for individual buildings and the 15,000 square foot maximum for cumulative building size, and allow an expansion of the existing medical facility. The requested Specific Use Permit will also bring the existing medical use into compliance, as the current use requires a C-3 zoning district to be permitted by right but is permissable in the C-2 district with the specific use permit.

The subject property was annexed in November of 1963 and totals about 8.5 acres. In 2002 following the adoption of the Unified Development Code, the existing C-1 S zoning converted from the previous B-1 CC zoning, which was approved by the City Council on December 23, 1986 (Ordinance #64270). The Council approval was specifically for the current hospital use. The balance of the property is zoned O-2, having also converted in 2002. This conversion was from the previous O-1 district, which was applied in 1985. Like the C-1 district, the O-2 zoning district does not a hospital use by right. That portion of the property zoned C-1 S has an existing health center while the remaining portion zoned O-2 is generally undeveloped.

Many of the parcels in the immediate vicinity have either residential or office zoning. There are multiple properties zoned R-5, a residential district that converted from the previous Temporary "A" zoning. Some of these parcels are undeveloped while others have existing uses that include offices, a high school and a power transfer station. Like the subject property, other parcels in the immediate area have converted office zoning. Some of these remain undeveloped while others have existing uses that include medical related

CASE NO: Z2006264 S

Final Staff Recommendation - Zoning Commission

office uses and a credit union.

CASE MANAGER : Matthew Taylor 207-5876



ZONING CASE: **Z2006-264 S**

City Council District No. 8
 Requested Zoning Change
 From "O-2" and "C-1 S"
 To "C-2 NA S"

Date: October 3, 2006

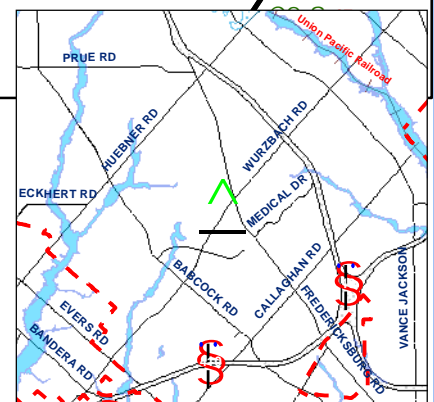
Scale: 1" = 200'

■ Subject Property

⬡ 200' Notification

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CASE NO: Z2006265

Final Staff Recommendation - Zoning Commission

Date: October 03, 2006

Council District: 1

Ferguson Map: 582 E6

Applicant Name:

Bo Broll Homes, LLP

Owner Name:

Bo Broll Homes, LLP

Zoning Request: From "MF-33" Multi Family District to PUD "MF-33" Multi Family Planned Unit Development District.

Property Location: Lot 20, Block 14, NCB 11980

11000 Block of Howard Street

Northwest of the intersection of Howard Street and Millard Street

Proposal: To develop townhome community

Neigh. Assoc. None

Neigh. Plan North Central Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

A finding of consistency is not required. The applicant is not requesting a change in the base zone.

Approval.

The subject property is currently undeveloped and located to the northwest of the corner of Howard Street and Millard Street, both local residential streets. There is RM-4 zoning to the north and west, with R-5 to the east and south. The surrounding uses consist of single-family residential to the east and south; and vacant property to the north and west.

The applicant has applied for PUD "MF-33" Multi Family District in order to develop a town home project. The applicant projects approximately 30 town homes will be built at this location. The requested addition of the PUD special district is appropriate at this location. The PUD special district was established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved PUD plan. A PUD plan must protect adjacent properties while encouraging the preservation of natural and cultural resources; protecting the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the PUD plan is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure and allow for private streets and gated entrances for new subdivisions. The configuration of this property would make this type of in-fill development difficult without the ability to be flexible in lot layout and design.

The subject property was zoned R-3 under the provisions of the 1965 zoning code. It was subsequently converted to MF-33 upon adoption of the 2001 Unified Development Code.

CASE NO: Z2006265

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Rudy Nino, Jr. 207-8389

CASE NO: Z2006261S

Final Staff Recommendation - Zoning Commission

Date: October 17, 2006

Council District: 7

Ferguson Map: 546 D4

Applicant Name:

Fernando Landin

Owner Name:

Fernando Landin

Zoning Request: From "R-6" Residential Single-Family District to "C-3" S General Commercial District with Specific Use Permit for a Contractor's Facility.

Property Location: 1.099 acres out of NCB 18163

9700 Braun Road

Southside of Braun Road

Proposal: Contractor's Facility

Neigh. Assoc. Saddlebrook Farms Neighborhood Association

Neigh. Plan Northwest

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Inconsistent

Denial

The "C-3" S General Commercial District with Specific Use Permit for a Contractor's Facility is inconsistent with the Northwest Neighborhood Plan. The applicant wants to rezone property to allow a Contractor's Facility. The applicant was cited for not having a Certificate Of Occupancy and is requesting this change in zoning to be in compliance. The subject property is located behind the single-family dwelling at 9700 Braun Road, which is owned by the applicant Fernando R. Landin.

The subject property is adjacent to "R-6" Residential Single-Family District to the north, west and south with "R-6" (CD-Dental Office) Residential Single-Family District with a Conditional Use for a Dental Office to the east.

The purpose of the Specific Use Permit is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization permit by the city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected.

CASE NO: Z2006261S

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980